

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting

May 18, 2009

Members Present-

Brad Cornelius—Chairperson/Planning Manager, Aimee Webb—Vice-Chairperson/Development Coordinator, Dale Parrett—Public Works, Bill Gulbrandsen—Sumter County Fire, Dan Hickey—Villages Public Safety, Jerry Dabkowski—Volkert & Associates, Inc., as County Engineer, Derrill McAteer—County Attorney, and Sandy Cassels—Secretary.

The meeting convened at 2:05 p.m.

Approval of Minutes-

Mrs. Webb made a motion to approve the minutes from May 11, 2009. Mr. Parrett seconded the motion, and the motion carried.

New Business:

VOS – Tamarind Grove Run – Major Development – Preliminary & Engineering Review

Property Location: Accessed from St. Charles Place, between Biscayne Villas and Montbrook Villas/The Villages

Jeff Head, Farner-Barley and Associates, Inc., was present and requested preliminary and engineering approval to construct 0.48 miles of roadway.

Mrs. Webb's comments consisted of placing a note on the plans as to who will be responsible for the road maintenance and explaining why the legal description for the road encompasses lots in a proposed subdivision. Mr. Dabkowski's comments consisted of recommending drainage structures with velocities greater than 10 feet per second (fps) be analyzed for stability, acknowledging the stormwater drainage plan meets the minimum requirements of Section 13-591 of the Sumter County Code of Ordinances and the proposed stormwater retention/detention plan meets the minimum accepted design standards, the proposed pavement design meets the structural requirement for a residential road, and the preliminary/engineering plans appear to be consistent with the Villages Construction & Development Manual, ensuring that erosion and sediment controls are installed as shown in the plan during construction to mitigate any impacts to adjacent properties and water resources. Mr. Parrett's comments consisted of the plans being unclear where the recommended double center line ends and requiring all striping be 6 inch. Ms. Webb stated Environmental Health had no comments. Mr. Hickey, Mr. Gulbrandsen, Mr. Cornelius, and Mr. McAteer had no comments.

Mrs. Webb made a motion to approve the preliminary and engineering plans subject to all comments being addressed and revised plans being submitted. Mr. Hickey seconded the motion, and the motion carried.

VOS – Tamarind Grove Neighborhood Recreation Center – Major Development – Preliminary & Engineering Review

Property Location: Accessed from Tamarind Grove Run, adjacent to Unit 155/The Villages

Jeff Head, Farner-Barley and Associates, Inc., was present and requested preliminary and engineering approval to construct a 1,494 square foot recreation building with the associated infrastructure.

Mrs. Webb's comments consisted of labeling the stop sign at Ansley Path, providing the location of a monument sign at the Ansley Path entrance - if applicable, referencing the date of the new details manual on the cover sheet, providing type "C" screening along the southern property boundary as required for a RPUD development adjacent to an agricultural area, as per rezoning ZP2002-100, providing information as to who will be responsible for maintaining the screening, labeling the use of the property to the west of the subject property, and providing the property dimensions on the site plan. Mr. Dabkowski's comments consisted of recommending drainage structures with velocities greater than 10 fps be analyzed for stability, acknowledging the stormwater drainage plan meets the minimum requirements of Section 13-591 of the Sumter County Code of Ordinances, the proposed stormwater retention/detention plan meets the minimum accepted design standards, the curb cuts and site accessibility meets the minimum accepted engineering design standards and the 2% cross slope for the handicap accessibility meets the accepted American Disabilities Act (ADA) design requirements, ensuring permanent erosion and sediment controls are installed during construction to mitigate any impacts to adjacent properties and water resources, and maintaining inlet filters to limit the infiltration of silt sand and construction debris. Ms. Webb stated Environmental Health had no comments. Mr. Gulbrandsen, Mr. Hickey, Mr. Parrett, Mr. Cornelius, and Mr. McAteer had no comments.

Mrs. Webb made a motion to approve the preliminary and engineering plans subject to all comments being addressed and revised plans being submitted. Mr. Parrett seconded the motion, and the motion carried.

VOS – Unit 159 – Major Development – Preliminary & Engineering Review

Property Location: Accessed from Tamarind Grove Run, adjacent to Unit 160/The Villages

Jeff Head, Farner-Barley and Associates, Inc., was present and requested preliminary and engineering approval to develop a 166-unit subdivision and related infrastructure.

Mrs. Webb's comments consisted of referencing the date of the new details manual on the cover sheet, providing type "C" screening along all property boundaries adjacent to the agricultural land use, as per rezoning ZP2002-100, and C-462 as required by the Land Development Code, and providing information as to who will be responsible for maintaining the screening. Mr. Dabkowski's comments consisted of recommending drainage structures with velocities greater than 10 fps be analyzed for stability, acknowledging the proposed stormwater retention/detention plan meets the minimum accepted design standards, the proposed sanitary sewer meets the minimum accepted design requirements, the curb cuts and site accessibility meets the minimum accepted engineering design standards, and the preliminary/engineering plans appear to be consistent with the Villages Construction & Development Manual, ensuring the permanent erosion and sediment controls are installed during construction to mitigate any impacts to adjacent properties and water resources, maintaining the inlet filters to limit the infiltration of silt sand and construction debris. Mr. Parrett questioned whether the recommended double yellow line from Tamarind Grove Run continues into this unit. Mrs. Webb stated Environmental Health had no comments. Mr. Hickey, Mr. Gulbrandsen, Mr. Cornelius, and Mr. McAteer had no comments.

Mrs. Webb made a motion to approve the preliminary and engineering plans subject to all comments being addressed and revised plans being submitted. Mr. Hickey seconded the motion, and the motion carried.

VOS – Unit 155 – Major Development – Preliminary & Engineering Review

Property Location: Accessed from Tamarind Grove Run, north of Tamarind Grove Neighborhood Recreation Center/The Villages

Jeff Head, Farner-Barley and Associates, Inc., was present and requested preliminary and engineering approval to develop a 110-unit subdivision and related infrastructure.

Mrs. Webb's comments consisted of referencing the date of the new details manual on the cover sheet, providing type "C" screening along the southern property boundary as required for RPUD development adjacent to an agricultural area, per rezoning ZP2002-100, and placing a "No Outlet" sign south of the Tamarind Grove Neighborhood Recreation Center driveway connection. Mr. Dabkowski's comments consisted of recommending drainage structures with velocities greater than 10 fps be analyzed for stability, acknowledging the proposed stormwater retention/detention plan meets the minimum accepted design standards, the proposed sanitary sewer meets the minimum accepted design requirements, the curb cuts and site accessibility meets the minimum accepted engineering design standards, and the preliminary/engineering plans appear to be consistent with the Villages Construction & Development

Manual, ensuring that permanent erosion and sediment controls are installed during construction to mitigate any impacts to adjacent properties and water resources, maintaining the inlet filter to limit the infiltration of silt sand and construction debris,. Mrs. Webb stated Environmental Health had no comments. Mr. Hickey, Mr. Gulbrandsen, Mr. Parrett, Mr. Cornelius, and Mr. McAteer had no comments.

Mrs. Webb made a motion to approve the preliminary and engineering plans subject to all comments being addressed and revised plans being submitted. Mr. Hickey seconded the motion, and the motion carried.

VOS – Cottonwood Villas – Major Development – Preliminary & Engineering Review

Property Location: Accessed from Unit 155/The Villages

Jeff Head, Farner-Barley and Associates, Inc., was present and requested preliminary and engineering approval to develop a 61-unit subdivision and related infrastructure.

Mrs. Webb's comments consisted of referencing the date of the new details manual on the cover sheet and placing a "No Outlet" sign at the subdivision entrance. Mr. Dabkowski's comments consisted of the overall plan missing stop signs on several side streets, questioning why the posted speed limit as 10 mph vs. 15 mph, recommending drainage structures with velocities greater than 10 fps be analyzed for stability, acknowledging proposed stormwater retention/detention plan meets the minimum accepted design standards, the proposed sanitary sewer meets the minimum accepted design standards, the proposed sanitary sewer meets the minimum accepted design requirements, the curb cuts and site accessibility meets the minimum accepted engineering design standards, and the preliminary/engineering plans appear to be consistent with the Villages Construction & Development Manual, ensuring that permanent erosion and sediment controls are installed during construction to mitigate any impacts to adjacent properties and water resources, maintaining the inlet filter to limit the infiltration of silt sand and construction debris,. Mr. Head explained the missing stop signs are shown as "typical" after the first set is placed on the plans, and the speed limits are 10 mph in the Villas and 15 mph in the Units. Mrs. Webb stated Environmental Health had no comments. Mr. Hickey, Mr. Gulbrandsen, Mr. Parrett, Mr. Cornelius, and Mr. McAteer had no comments.

Mrs. Webb made a motion to approve the preliminary and engineering plans subject to all comments being addressed and revised plans being submitted. Mr. Hickey seconded the motion, and the motion carried.

Cemex fka Florida Crushed Stone – Major Development – Amendment to an Operating Permit (OP2007-0002)

Property Location: CR 673/St. Catherine

Mark Stephens, The Colinas Group, Brandall Campbell and Tracey Bryant, Cemex, were present and requested an amendment to OP2007-0002 to change the setbacks for the visual berm along the eastern boundary of the property.

Mr. Cornelius' comments consisted of confirming the location of the hydraulic barrier ditch and quarry footprints will not be changed as a result of the relocation of the visual berm along the eastern property line and confirming the type of vegetation along the visual berm. Mr. Stephens' stated the footprint of the ditch and the quarries will remain the same. Mr. Campbell stated there will be native landscaping on the eastern berm as requested and agreed upon by the Quarry Advisory Committee (QAC). Ms. Bryant explained Cemex is working with the Sumter County School system for the high school students to plant on the berm. Mr. Dabkowski's comments consisted of confirming the amended mine operating site plan was in compliance with the Sumter County Planning & Development staff requirements, indicating the actual location of the visual berm on the plans, acknowledging the setbacks meet the minimum requirements of the Sumter County Code of Ordinances, Sec. 13-772. Mining, and no data relative to stormwater, drainage or environment impacts has been received, but the applicant/agent supplied certification "no additional wetlands are impacted beyond those approved in the Environmental Resource Permit." Additionally, "no stormwater impacts, therefore, will result from the new visual berm location." Mr. Parrett stated the requirement for a traffic study previously imposed will not change with this permit modification. Mrs. Webb stated Environmental Health had no comments. Mrs. Webb, Mr. Hickey, Mr. Gulbrandsen, and Mr. McAteer had no comments.

Mrs. Webb made a motion to approve the amendment to the OP2007-0002 with the condition the visual berm be landscaped consistent with the landscape plan approved by the Quarry Advisory Committee and subject to all comments being addressed. Mr. Parrett seconded the motion, and the motion carried.

Village Park Center – Major Development – RPUD Master Plan rezoning

Property Location: C-466, west of Glen Hollow Subdivision/The Villages

David Springstead, Springstead Engineering, Inc., was present and requested an amendment to a Residential Planned Unit Development (RPUD) Master Plan. Mr. Cornelius explained the only person authorized as an agent for this project is Bob Woods and with him not being present, the Development Review Committee (DRC) could only explain comments; however, no action could be taken on the rezoning.

Mr. Cornelius' stated the Planning Department's comments consisted of correcting the plans to clarify the Water Retention Area (WRA) E is located within RPUD boundary, questioning if all the storm piping has been constructed, delineating the boundary between the large scale land use amendment and the small scale land use amendment, correcting the land use to commercial and high density residential, providing the parking space calculations, labeling the building setbacks from C-466, labeling the open/recreation space areas as passive or active, providing the property dimensions and Point of Beginning (POB), and providing an open space plan meeting the 25% open space criteria required in the RPUD zoning. Mr. Cornelius explained the plaza areas can be counted in the open space calculations; however a minimum of 25% passive open space is required of the overall open space. Mr. Cornelius also stated the section of Glen Hollow shown on the submitted plan as open space is actually being used as open space for Glen Hollow and can not be counted for both projects. Mr. Springstead stated WRA E is actually within the RPUD boundary. Mr. Springstead stated WRA A, C1, C2, and C3 are constructed. Mr. Springstead stated he will meet with the Planning Department staff to discuss the open space issues. Mrs. Webb stated Environmental Health had no comments. Mrs. Webb, Mr. Hickey, Mr. Gulbrandsen, Mr. Dabkowski, and Mr. McAteer had no comments.

Mr. Gulbrandsen made a motion to table this project. Mrs. Webb seconded the motion, and the motion carried.

Village Park Center – Major Development – Chapter 163 Developers Agreement (Memorandum of Agreement)

Property Location: C-466, west of Glen Hollow Subdivision/The Villages

David Springstead, Springstead Engineering, Inc., and Steven Gray, Gray, Ackerman & Haines, P.A., were present and requested approval of the Chapter 163 Developers Agreement.

Mr. Cornelius stated the Planning Department's comments consisted of the following:

page 5, letter O: correcting "Site and Concurrency Development Agreement" to "Concurrency Development Agreement" and questioning the reference to the 300' notices, as Sumter County's Land Development Code only requires 150',

page 7, 3.11: adding the missing reference to Recital,

page 8, 5.2: changing "the open ability to change the approved uses" to an "amendment to the agreement",

page 11, 10.6.1: updating the reference to the prepared set as the most current plans,

page 12, 10.7: the architectural standards need to be tied to the renderings provided in the "Master Planning & Conceptual Design Package for Village Parc Centre", dated August 21, 2008, and prepared by Burke Hogue & Mills Architecture and Interior Design,

page 16, 14.5: including the County and The Villages Public Safety as the fire service providers and obtaining confirmation from the Villages Public Safety that they have the capacity to serve the project,

page 8, 5.1: the number of total dwelling units and the square footage of the commercial space is inconsistent, please correct,

page 10, 8: removing the sentence "Private roadways may be constructed on the property from time to time pursuant to individual site plan approvals, without the requirement for a subsequent development agreement approval",

page 10, 9: the agreement defines the Southwest Florida Water Management District as the "District" to be consistent, "SWFMD" should be changed to "District",

page 17, 16.1: replacing “provided that if a modification order be made by County is not accepted....terminated by County...and to submit rebuttal evidence” with “at County’s sole and absolute discretion by the Board of County Commissioners after review and consideration of staff findings at two public hearings of the Board of County Commissioners or by one public hearing of the Zoning and Adjustment Board (Local Planning Agency) and one public hearing of the Board of County Commissioners. The choice of which public hearing procedure to exercise shall be at the sole discretion of the Board of County Commissioners.”,

page 21, 20.7: inserting the phrase “only be in a court of competent jurisdiction of Sumter County, Florida”,

page 18, 20.1.1: providing a clear definition of the effective date,

page 11, 10.6: providing a clause as to who will own and maintain the areas within the landscape buffers, irrigation systems, and the stack block wall,

page 9, 5.3.2: replacing development in “the Property or portion thereof may only be development” with developed, and

and making the commercial square footage consistent with the previous Memorandums of Agreements (MOA’s)

Mr. McAteer’s comments consisted of explaining an effective date is required for the agreement, and Sumter County’s Code only requiring notice to be 150’. Mrs. Webb stated Environmental Health had no comments. Mrs. Webb, Mr. Hickey, Mr. Parrett, Mr. Dabkowski and Mr. Gulbrandsen had no comments

Mrs. Webb made a motion to recommend approval to the Board of County Commissioners the Chapter 163 Agreement, contingent upon the rezoning and Master Plan approval and the Preliminary/Engineering approval and any subsequent amendments to the agreement needed as part of the approval for the rezoned master plan. Mr. Parrett seconded the motion, and the motion carried.

Village Park Center – Major Development – Preliminary/Engineering Review

Property Location: C-466, west of Glen Hollow Subdivision/The Villages

David Springstead, Springstead Engineering, Inc., was present and requested approval of Preliminary/Engineering approval.

Mr. Cornelius’ stated the Planning Department’s comments consisted of labeling the plans as preliminary/engineering, providing a tabulated development summary with the following information: total acreage of the development tract, number of lots and land area and average lot sizes, calculated density of site or phase in dwelling units per acre, and area of common open space and percent of total site or phase, providing a table showing setbacks for all lot types, verifying the delivery truck size to determine the unloading zone size meets the code, based on the total commercial square footage, providing a note on the site plan that lots 1-16 are estate home lots, delineating between the existing and proposed development, removing the landscaping from the drive aisles around the wastewater treatment plant, correcting the placement of the commercial buildings along Road “A”, they are in the setback lines, correcting the owner/operator of the pavement and storm sewer notes, if it is not the Steinmetz Hospitality Group, and addressing all comments in the RPUD review on the plans. Tract “F” site plan requires parking calculations, and addressing the unloading zone as earlier discussed. Mr. Cornelius also stated the traffic study needs to be revised to reflect the allocation of land use consistent with the plans and we have not received any comments from the Lake/Sumter Metropolitan Planning Organization (MPO) in regards to the traffic study, but would forward to Mr. Springstead upon receipt. Mr. Hickey’s comment consisted of the fire hydrants and fire sprinklers may be required depending on the size of the buildings. Mr. Dabkowski’s comments consisted of recommending drainage structures with velocities greater than 10 fps be analyzed for stability, acknowledging the proposed stormwater retention/detention plan meets the minimum accepted design standards, however, the storm tabulations were not provided to review, the proposed sanitary sewer meets the minimum accepted design requirements, curb cuts and site accessibility meet the minimum accepted engineering design standards, ensuring that permanent erosion and sediment controls are installed during construction to mitigate any impacts to adjacent properties and water resources, maintaining the inlet filter to limit the infiltration of silt sand and construction debris, Road “A” should have a continuous traffic separator across the driveways approximately 200’ in from C-466 East, and be monitored for several years to determine if signal warrants are satisfied, and providing the geotechnical data that supports the drainage report. Mr. Cornelius stated that a traffic signal warrant analysis needs to be addressed. Mrs.

Webb stated Environmental Health had no comments. Mrs. Webb, Mr. Hickey, Mr. Gulbrandsen, and Mr. McAteer had no comments.

Mrs. Webb made a motion to table this project. Mr. Gulbrandsen seconded the motion, and the motion carried.

Meeting adjourned at 2:52 p.m.

The next meeting is scheduled for June 8, 2009.